

RECOMMENDED GENERAL PLAN AMENDMENTS

1. E. 58th Dr. (between Central Ave. & Compton Ave.)
(refer to map of Area A)

EXISTING ZONING: M-1 (Light Manufacturing)
PROPOSED ZONING: R-2 (Two-Family Residences)

GENERAL PLAN: I (Major Industrial)
PROPOSED AMENDMENT: 2 (Low/Medium Density Residential)

COMMENTS:

The existing land uses reflect primarily residential uses and do not appear to be heading towards the General Plan designation of I (Major Industrial). Therefore, it is recommended that the General Plan be amended to reflect the land use classification of 2 (Low/Medium Density Residential).

Lots 17 thru 27 (north side of 58th Dr.), on which a significant building and vacant paved lots are located, should remain I (Industrial)

2. 59th St. (between S. Central and Compton Ave.)
(refer to map of Area A)

EXISTING ZONING: M-1 (Light Manufacturing)
PROPOSED ZONING: R-3 (Limited Multiple Residence)

GENERAL PLAN: I (Major Industrial)
PROPOSED AMENDMENT: 3 (Medium Density Residential)

COMMENTS:

The existing land uses reflect primarily residential uses and do not appear to be heading towards the General Plan designation of I (Major Industrial). The street width, at 60 ft., is not suited to support the transportation needs of an industrial area.

It is recommended that the General Plan be amended to reflect the land use of the area and protect residents from undesirable industrial land uses.

3. Parcel on north side of Gage Ave. (between Hooper Ave. & Compton)
(refer to map of Area A)

EXISTING ZONING: M-2 (Heavy Industrial)
PROPOSED ZONING: C-3 (Unlimited Commercial)

GENERAL PLAN: I (Major Industrial)
PROPOSED AMENDMENT: C (Major Commercial)

The parcel is currently being developed by Merona Development into a Shopping Center (Gage Village Shopping Center), where a Gigante Supermarket is scheduled for construction.

The General Plan designation of I (Major Industrial) does not reflect the current development and is incompatible with the surrounding land uses:

- Properties to the north, abutting the parcel, are zoned R-3
- Properties to the south are zoned R-3
- Properties to the east (west and east sides of Compton Ave.) are slated for rezoning to C-3, to reflect existing commercial uses.

It is recommended that the land use designation be amended to C (Major Commercial) to reflect the proposed commercial development and adjacent zoning and existing land use.

4. Compton Ave. (between 60th and 66th St.)
(refer to map of Area A)

EXISTING ZONING: M-1 (Light Industrial)
PROPOSED ZONING: C-3 (Unlimited Commercial)

GENERAL PLAN: I (Major Industrial)
PROPOSED AMENDMENT: C (Major Commercial)

The existing land use on this section of Compton Ave. is primarily used for commercial retail uses featuring markets, cafes/bakeries, some mixed use properties, auto repair and many churches.

The area does not appear to be heading toward uses associated with the current land use designation of I (Industrial). Therefore, it is recommended that the land use designation be amended to C (Major Commercial) to reflect existing land use and new commercial zoning designation.

5. Nadeau St. (between S. Central Ave. and Hooper St.)
(refer to map of Area C)

EXISTING ZONING: M-1 (Light Industrial)
PROPOSED ZONING: C3-CRS (Unlimited Commercial-Commercial Residential Zone)

GENERAL PLAN: 3 (Medium Density Residential)
PROPOSED AMENDMENT: C (Major Commercial)

The M-1 zoned area of Nadeau St. is primarily residential with several light industrial uses. The industrial uses consist of some outside storage, carton manufacturer, automotive/engine rebuilding and pallet storage.

The General Plan has designated this area for residential use, but given the various uses in the area the plan should be amended to C (Major Commercial), thereby encouraging mixed-uses, commercial/residential, within the area.

6. S. Lou Dillon Ave. (between E. 77th St. and E. Nadeau St.)
(refer to map of Area D)

EXISTING ZONING: M-1 (Light Industrial) & R-3 (Limited Multiple Residence)
PROPOSED ZONING: R-3 (Limited Multiple Residence)

GENERAL PLAN: I (Major Industrial) & 3 (Medium Density Residential)
PROPOSED AMENDMENT: 3 (Medium Density Residential)

The lots have split land use plan designations, with the front portion designated for 3 (Medium Density Residential) and the rear portion designated for I (Major Industrial). The conflicting land use designations allow the establishment of conflicting residential and industrial uses on the same parcel.

The surrounding area consists primarily of residential uses, therefore, it is recommended that the General Plan be amended to 3 (Medium Density Residential).

**7. E. Florence Ave. (South-east corner of Florence Ave. & Crockett Blvd.)
(refer to map of Area D)**

EXISTING ZONING: C-3 (Unlimited Commercial) & R-2 (Two-Family Residence) & R-3 (Limited Multiple Residence)
PROPOSED ZONING: Rear portion of lots to CPD (Commercial Planned Development)

GENERAL PLAN: C (Major Commercial) & 2 (Low/Medium Density Residential) & 3 (Medium Density Residential)

PROPOSED AMENDMENT: *Rear Portion of lots to C (Major Commercial)*

The lots have split land use plan designations, with the front portion designated for C (Major Commercial) and the rear portion designated for 2 (Low/Medium Density Residential) and 3 (Medium Density Residential).

The parcels are occupied by the Lazzar Furniture Store building and parking lot. This business has been at this location for since 1928, therefore, it is recommended that the General Plan be amended to C (Major Commercial).